

**REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,  
TEXAS, AUGUST 15, 2006, 7:00 P.M.**

The City Council of the City of Leon Valley, Texas, met for a Regular Meeting on the 15<sup>th</sup> day of August 2006 at 7:00 p.m., in the Leon Valley City Council Chambers, for the purpose of the following business, to-wit:

**Call to Order and Pledge of Allegiance.**

Mayor Riley called the meeting to order and asked that the minutes reflect that the following members of Council were present: Maloy, Reyna, Semmelmann, Dean and Rangel.

City Manager Cortes, City Secretary Feutz, Fire Chief Irwin, Interim Police Chief Wallace, Interim Director of Public Works Stolz, City Accountant Wallace, Community Development Director Smith, Economic Development Liaison Caldera, Human Resources Officer Schendel, Library Director Trent, and City Attorney Jacobson were also present.

Mayor Riley asked Park Commissioner Cathy Nelson to lead the Pledge of Allegiance.

Mayor Riley welcomed and introduced Hank Brummett, who will become the Acting City Manager.

**Consider approval of minutes of the Regular City Council Meeting of August 2, 2006, the Council Workshop of August 7, 2006 and the Special Meeting and Workshop of August 8, 2006.**

A motion was made by Councilmember Rangel, seconded by Councilmember Reyna, to approve the minutes of the Regular City Council Meeting of August 2, 2006, the Council Workshop of August 7, 2006, and the Special Meeting and Workshop of August 8, 2006. Upon vote, the motion carried.

**Citizens to Be Heard and timing for objections to the Consent Agenda.**

Mayor Riley asked if any member of Council wanted any of the five items on the Consent Agenda to be pulled for further discussion; hearing no one, she asked if anyone in the audience wished to address Council.

Darby Riley, President of the Historical Society of Leon Valley (HSLV), addressed Council and provided an update on progress at the Leon Valley Huebner-Onion Natural Area. He informed Council that members of the Historical Society monitor the property and gave details about a \$1500 grant from Texas Parks and Wildlife that would fund an outdoor classroom with benches where guests will be able to gather to hear the history of the property. Mr. Riley explained that they had submitted several grants to further restore the homestead, but the grant requests had not been successful. He explained that another grant was submitted to the Texas Historical Commission to restore the two-story porch on the homestead. He announced the 6<sup>th</sup> Annual Blooming Onion fundraiser to be held on Oct. 27<sup>th</sup> and he welcomed others to join the Historical Society. He explained that the group meets the third Monday of each month. Councilmember Rangel thanked Mr. Riley for the quarterly report update.

Pat Irwin, Director of Engineering and Operations for the Alamo Regional Mobility Authority (RMA), addressed Council on behalf of the Alamo RMA. He stated that the Alamo RMA has not issued a preferred building option and stated that all options were still on the table. He explained that a feasibility study by the Texas Department of Transportation was only a study and that no final determination had been made regarding the preferred solution for traffic congestion on Bandera Road. He reviewed recent history of public meetings and other options which provided a forum for

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citizens to present their views on traffic congestion solutions for Bandera Road. He stated that the Alamo RMA wanted a consensus driven solution in the process to address traffic congestion on Bandera Road.

Mrs. Moore, a resident of Helotes, addressed Council, expressing her surprise that more Leon Valley citizens were not present to speak out against the elevated toll roadway. Ms. Moore stated that the citizens of Helotes are against the elevated toll roadway on Bandera Road.

Michael Muller addressed Council expressing his opposition to an elevated toll road on Bandera Road. When asked if he was a Leon Valley resident, he stated that he was not, but lived just outside of Leon Valley.

Hearing no one else who wished to address Council, Mayor Riley called for a motion on the Consent Agenda.

**Consent Agenda**

**Consider Quarterly Investment Report - April 1, 2006 - June 30, 2006.**

**Consider M&C # 08-03-06 - Renewal of employee group health, dental, and life insurance coverage for Fiscal Year 2007.** Premiums for group health insurance increased 5%, but dental and life insurance rates had no increase. Staff recommends approval.

**Consider M&C # 08-04-06 - Renewal of property/liability and workers' compensation insurances for Fiscal Year 2007.** Insurance premiums will increase by 8.64% for worker's compensation coverage and will decrease by 4.76% for property and liability insurance coverage. Staff recommends approval.

**Consider M&C # 08-05-06 - Reappointment of a Lay Representative and an Alternate Lay Representative to the Alamo Area Library System.**

**Consider Ordinance # 06-028 - Reappointment of the City Prosecutor and Judges for the Leon Valley Municipal Court.**

A motion was made by Councilmember Semmelmann, seconded by Councilmember Dean, to approve all items on the Consent Agenda. Upon vote, the motion carried unanimously.

**Regular Agenda**

**Consider and act upon resolution concerning traffic congestion and developing plans to increase the capacity of State Highway (SH) 16, also known as Bandera Road.**

Mayor Riley read the proposed resolution's title, "A Resolution memorializing the Texas Department of Transportation, the Alamo Regional Mobility Authority and the County of Bexar to exclude all types of elevated roads through the City of Leon Valley, including toll roads, from the options for improvement of traffic volume capacity on Texas State Highway 16, also known as Bandera Road, on the portions of said highway within the City of Leon Valley."

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Councilman Reyna explained that the words "through the City of Leon Valley" were added to the original resolution he had proposed in July as a result of Council discussion at that July Council meeting. A motion was made by Councilman Reyna, seconded by Councilmember Dean, to adopt the resolution as presented as Resolution 06-009.

During Council discussion, Councilman Reyna made a motion that amended the resolution being considered in the main motion. He explained that he wished to have the words "the primary solution" be changed to "a solution" in the resolution. The statements to be amended in the resolution for the main motion read: ... an elevated toll road has been proposed by the Texas Department of Transportation and the Alamo Regional Mobility Authority as **the primary** solution in response to the City's resolution of September 6, 2006" and "an elevated toll road that has been proposed by the Texas Department of Transportation and the Alamo Regional Mobility Authority as **the primary** solution in response to the City's resolution of September 6, 2006". The motion to amend the main motion's resolution was seconded by Councilmember Dean.

Following Council discussion, Mayor Riley called for a roll call vote on the motion to amend resolution removing the words "the primary" solution and substituting "a" solution in the Resolution 06-009. The votes were called as follows: Maloy, Reyna, Semmelmann, Dean, and Rangel for the motion; no one against the motion; therefore the motion carried.

Mayor Riley called for discussion on the main motion to adopt Resolution 06-009 as amended. Upon vote, the motion carried unanimously.

**Public hearing to consider FY2007 proposed budgets.**

City Manager Rick Cortes addressed Council presenting an overview of the proposed FY 2007 budgets. In regards to the proposed General Fund Budget, Mr. Cortes explained that no increase in the ad valorem tax rate was proposed, but a 1% sales tax on residential gas and electric use was proposed. He explained that the increases in the General Fund expenditures were due primarily to: a 3% COLA for all employees, additional money to address pay issues in the Public Works Department, full funding for the Code Enforcement Officer, and funding for an Economic Development Vision Plan. Mr. Cortes stated that the proposed tax rate for 2006 was set at 0.537400, which is the same tax rate as 2005. He also explained that although the tax rate was the same as 2005, it would increase the effective tax rate by 0.021201, but it was still lower than the rollback tax rate of 0.562077. Mr. Cortes explained that due to increased appraised home values, the tax rate will increase for the average home by approximately \$43.51 annually.

Mr. Cortes reviewed the Enterprise Fund revenues and expenditures stating that the approved budget proposed: a 3% increase for metered water rates, an increased water supply fee rate, and a 3% sewer rate increase. He stated that the average increase for all three changes would result in an increase of approximately \$50.64 annually. Mr. Cortes stated that the expenditures in the proposed FY 2007 budget for the Enterprise Fund included: 3% COLA increases for employees, \$209,125 for water rights purchase and new debt payment, and additional money for land to be purchased for the Huebner well site.

Mr. Cortes reviewed the revenues and expenditures in general for the Community Center Fund and all other special funds included in the proposed FY 2007 budget. Mr. Cortes also explained the proposed highlights of departmental appropriations for the budgets and reviewed the General Fund and Water and Sewer Fund balances. He reminded Council that \$110,000 estimated for the EMS unit purchase was taken into account with the figures presented for the General Fund balance.

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Mayor Riley announced that the public hearing on the proposed FY 2007 budgets was open at 8:15 p.m. No one approached the podium or voiced interest in speaking on the budget; therefore, Mayor Riley announced that the public hearing was closed at 8:17 p.m.

**Consider Ordinance # 06-029 - Approving proposed budgets and associated Capital Acquisition Plans of the City of Leon Valley, Texas for the Fiscal Year of 2007 and the same filed with the City Secretary and the County Clerk of Bexar County.**

Mayor Riley read the agenda headline. A motion was made by Councilmember Reyna, seconded by Councilmember Dean, to approve the proposed budgets and associated Capital Acquisition plans for the Fiscal Year 2007. Upon voice vote, the motion carried unanimously.

**Consider M&C # 08-06-06 with attached ordinance - Adoption of 1% sales tax on residential gas and electric sales.**

Mayor Riley read the agenda headline for M&C #08-06-06. A motion was made by Councilmember Semmelmann, seconded by Councilmember Rangel, to approve the adoption of a one percent (1%) sales tax on residential gas and electric sales as presented in M&C #08-06-06 with an attached ordinance. Upon vote, the motion carried unanimously.

**Consider M&C # 08-07-06 with attached ordinance - Increase to water and sanitary sewer rates for Fiscal Year 2007.**

Mayor Riley read the agenda headline for M&C #08-07-06. A motion was made by Councilmember Maloy, seconded by Councilman Reyna, to approve the water and sanitary sewer rates for Fiscal Year 2007 as requested. Upon voice vote, the motion carried unanimously.

**Consider M&C # 08-08-06 - Placement of proposal to adopt the City's 2006 tax rate on the agenda of September 19, 2006 City Council meeting at a rate of \$.537400/\$100 valuation, which is the same tax rate as last year.**

Mayor Riley read the agenda item aloud. A motion was made by Councilmember Dean, seconded by Councilmember Rangel, to approve the placement of the proposal to adopt the City's 2006 tax rate on the agenda for September 18, 2006 City Council meeting at a rate of \$.537400 per \$100 valuation, which is the same tax rate as last year. The roll call vote was as follows: Maloy, Reyna, Semmelmann, Dean, and Rangel for the motion; no one cast a vote against the motion. The motion carried unanimously.

**Consider M&C # 08-09-06 - Call for public hearings to be held on August 29, 2006 and September 5, 2006, at 7:00 p.m. in the City Council Chambers on the proposed 2006 tax rate of .537400 per \$100 valuation, which is the same tax rate as last year.**

A motion was made by Councilmember Semmelmann, seconded by Councilmember Rangel, to approve calling for public hearings to be held on August 29, 2006 and September 5, 2006 at 7:00 p.m. in the City Council Chambers on the proposed 2006 tax rate of .534700 per \$100 valuation, which is the same tax rate as last year. Upon voice vote, the motion carried unanimously.

**City Manager's report.**

City Accountant Vickie Wallace reported to Council on the financial status of expenditures and

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revenues for the City for the month of July.

**Citizens to be Heard.**

No one appeared.

**Announcements.**

Councilmember Rangel thanked the Reserve Police Officers for their work at the Trade and Market Days and complimented the work in apprehending a suspect in the park in a foot chase.

Councilmember Maloy thanked staff, the City Manager, and the citizens for their work and attendance during the budget preparation hearings for the City.

The City Manager and Mayor Riley wished the Interim Public Works Director, Fred Stolz, a happy birthday.

Mayor Riley announced that the Edwards Aquifer dropped again and she reminded everyone of the watering schedule of Phase I of the drought management stages in Leon Valley. She announced that she received a resignation letter from Paul Biever from the Zoning and Land Use Commission. Mayor Riley also stated that a complaint had been received from a citizen about noise in the park and she asked the City Manager if staff could look into the situation.

Mayor Riley thanked Rick Cortes for his contributions to the City and wished him good luck in his new job with the City of Seguin.

**Adjourn.**

Hearing no objections, Mayor Riley adjourned the meeting at 8:35 p.m.

Chris Riley  
Mayor

ATTEST:

Marie Feutz  
City Secretary

*Approved by vote of City Council at the Regular City Council Meeting of September 5, 2006*